

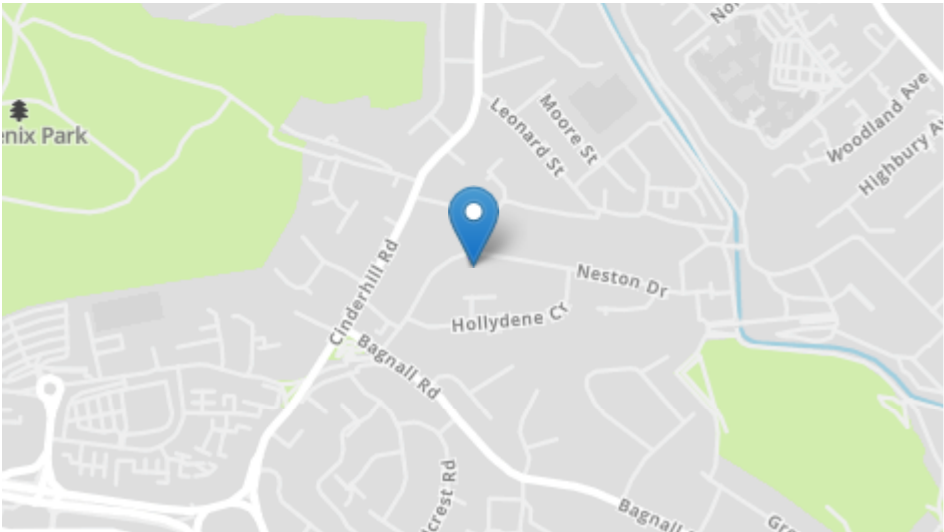
Neston Drive, NG6 8QZ

£240,000



Neston Drive, NG6 8QZ

£240,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 28111270



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Generous Lounge
- Conservatory
- Private Low Maintenance Rear Garden
- Off Road Parking
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days



**\*\*\*UNPACK YOUR BAGS AND MOVE IN\*\*\*** Located in a popular residential location close to great amenities and transport links, a modern three bedroom semi-detached property. With a modern kitchen, conservatory and private rear garden amongst the benefits. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, driveway to the front, and low maintenance garden to the rear. Located close to excellent transport and commuter links including the A610 with access to the city, Bulwell town centre catering for all day to day needs, this home is not to be missed. Contact Watsons to arrange a viewing.

**Ground Floor**

**Entrance Hall**

Composite entrance door to the front, stairs to the first floor, under stairs storage and door to the lounge.

**Lounge**

5.09m x 3.07m (16' 8" x 10' 1") UPVC double glazed bay window to the front, radiator, feature media wall with integrated TV and electric fire. Radiator, storage cupboard, wood effect laminate flooring and French doors to the dining kitchen.

**Dining Kitchen**

4.34m x 3.03m (14' 3" x 9' 11") A range of matching wall & base units with lighting, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over and dishwasher. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear and French doors to the conservatory.

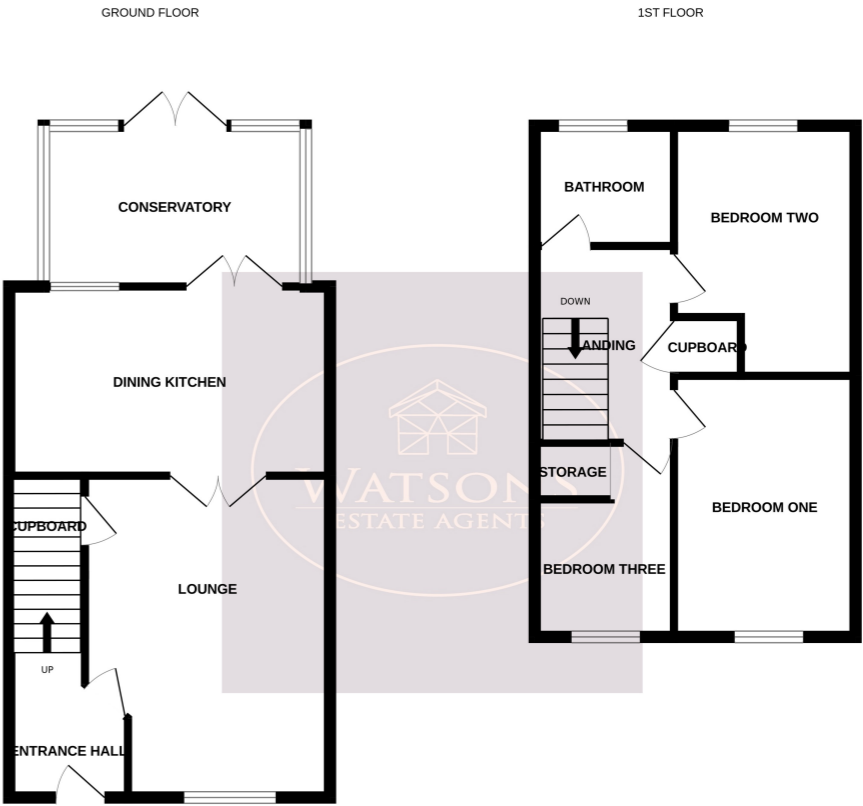
**Conservatry**

3.6m x 2.6m (11' 10" x 8' 6") Glass and uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.

**First Floor**

**Landing**

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02/2025

**Bedroom 1**

3.88m x 2.64m (12' 9" x 8' 8") UPVC double glazed window to the front and radiator.

**Bedroom 2**

3.82m x 2.67m (12' 6" x 8' 9") 2 uPVC double glazed windows to the rear, radiator and built in wardrobe.

**Bedroom 3**

2.95m x 1.84m (9' 8" x 6' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

**Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and bath with shower. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

**Outside**

To the front of the property are flower bed borders with a range of mature plants & shrubs. A tarmacadam driveway provides off road parking. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, gravel beds, brick built barbecue and is enclosed by timber fencing to the perimeter with gated access to the side.